

CONFIDENTIAL

**Quality of Life Council Committee  
Meeting Minutes**

**Monday, February 7, 2011  
10:30 AM  
Media Briefing Room**

**Members Present:** Councilmember Jennifer V. Ramos, Chair, *District 3*  
Councilmember Mary Alice P. Cisneros, *District 1*  
Councilmember David Medina, Jr., *District 5*

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**Members Absent:** Councilmember Ivy R. Taylor, *District 2*

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**Staff Present:** Peter Zaroni, *Assistant City Manager*; T.C. Broadnax, *Assistant City Manager*; David Garza, *Code Enforcement Services Director*; Maria Villagomez, *Office of Management & Budget Director*; Cindy Schoenmakers, *Community Initiatives Interim Director*; Martha Sepeda, *1<sup>st</sup> Assistant City Attorney*; Marc Castro, *Code Enforcement Services Assistant Director*; Nina Nixon-Mendez, *Grants Monitoring & Administration Administrator*; Melody Woosley, *Community Initiatives Assistant Director*; Edward Gonzales, *Community Initiatives Interim Assistant Director*; Bob Brackman, *Parks & Recreation*; Audrey Abed, *Head Start Administrator*; Jed Maebius, *Office of the Mayor*; Denise Monday, *Assistant City Attorney*; Enid Howard, *Assistant City Attorney*; Samuel Garcia, *Assistant City Attorney*; Edward Guzman, *Assistant City Attorney*; Ted Murphree, *Assistant City Attorney*; Savita Rai, *Assistant City Attorney*; Brandon Smith, *Office of the City Clerk*

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**Also Present:** Teri Bilby, *CRTF*; Marc Ross, *CRTF*; Everett Ives, *CRTF*; Robin Locke, *CRTF*; Cosima Coven, *BHANA*

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**Call to order**

**1. Citizens to be Heard**

There were no citizens to be heard under the Consent Agenda.

**2. Approval of the Minutes for the December 14, 2010 and January 11, 2011 Quality of Life Council Committee Meetings**

Councilmember Cisneros moved to approve the Minutes of the December 14, 2010 and January 11, 2011 Quality of Life Council Committee Meetings. Councilmember Medina seconded the motion. Motion carried unanimously.

## CONSENT

### **3. Briefing and possible action on a reprogramming of \$159,125 in Emergency Services Grant**

Cindy Schoenmakers, Interim Director; Community Initiatives, Peter Zanoni, Assistant City Manager

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Medina seconded the motion. Motion carried unanimously by those present.

## INDIVIDUAL BRIEFING

### **4. Briefing and possible action the recommendation FY 2012 Budget Development Calendar for four Housing and Urban Development (HUD) Entitlement Grant Programs: Community Development Block Grant (CDBG), Home Investment Partnership Grant (HOME), Emergency Shelter Grant (ESG), and Home Opportunities for Persons with AIDS (HOPWA) Programs**

Nina Nixon-Mendez, Grants Monitoring Administrator; Maria Villagomez, Director, Office of Management and Budget

Nina Nixon-Mendez provided information on the reprogramming of: 1) FY 2010 ESG Grant Funds in the amount of \$67,135 from the Dwyer Avenue Center to the San Antonio Food Bank (SAFB) and the San Antonio Metropolitan Ministries (SAMM); and 2) FY 2011 ESG Grant Funds in the amount of \$91,990 from the Dwyer Avenue Center to SAFB and the Center for Health Care Services (CHCS). She explained that the Dwyer Avenue Center had been closed due the opening of Haven for Hope and that the FY 2010 and FY 2011 ESG Funds allocated to the Center could no longer be utilized by the City. She noted that SAMM supported operation of the residential facility at Haven for Hope; SAFB provided meals to families residing at the residential facility and culinary training; and that CHCS provided outreach to the homeless to obtain shelter and engage in community services.

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Medina seconded the motion. Motion carried unanimously by those present.

### **5. Briefing and Possible Action on Quality of Life Committee recommendation to secure a consultant to assist with the Senior Center Services Study**

Peter Zanoni, Assistant City Manager

Peter Zanoni reported that a Request for Proposals (RFP) was issued on December 8, 2010 seeking qualified firms interested in developing a Senior Center Services Improvement Plan for improving the Senior Center Programming. He stated that the due on January 12, 2011 and the proposals were received from MGT of America, Inc. and Senior Services, Inc. He noted that MGT of America had been interviewed by staff and subsequently withdrew their proposal from consideration. He added that staff had requested that MGT reconsider withdrawal of the proposal and were awaiting a response. He stated that staff was strategizing next best steps that could include re-issuing the RFP or a sole-source option. He noted that staff would provide an update at the next Quality of Life Council Committee Meeting.

In response to Councilmember Medina, Mr. Zaroni explained that the City's written communication regarding the Senior Center Study were very clear. He stated that MGT expressed concern with the scope of the project after an interview with the Senior Task Force Representative that served on the Interview Committee.

Councilmember Cisneros spoke in favor of re-submitting an RFP due to the complications incurred. Councilmember Medina concurred and asked of a possible collaboration of the two responding firms. Mr. Zaroni clarified that two firms responded to the RFP and that two firms had collaborated on a project in the past. Chairperson Ramos concurred with the Committee and spoke in favor of re-issuing the RFP.

#### **6. Briefing and Possible Action on the International Property Maintenance Code**

David Garza, Director, Code Enforcement Services; T.C. Broadnax, Assistant City Manager

David Garza reported that City Staff agreed with 292 of the Code Review Task Force (CRTF) proposed recommendations of the 302 code sections reviewed. He stated that the current property maintenance standards had not been updated since 2001 and that the proposed changes would strengthen, clarify, and broaden the Code to help achieve City Goals and Objectives. He expressed staff's concern with the CRTF's recommendation to establish a Property Maintenance Code Appeals Board that would supersede the Code Official's Authority. He noted that staff did not support the recommendation and indicated that the City Code prohibited the creation of such a board.

#### Citizens To Be Heard

**Marc Ross** spoke in support of the creation of an Appeals Board composed of the following: six citizens at-large; two licensed professionals; and three industry representatives representing single family, multiple family, and commercial interests. He informed the Committee that the CRTF and City Staff agreed primarily on every issue reviewed with the exception of the creation of an Appeals Board. He requested that the Committee direct staff to create an Appeals Board. Councilmember Cisneros asked Mr. Ross if asked he would serve on an Appeals Board if asked. He responded that he would.

**Everett Ives** requested that the Committee delay consideration of said item to allow the CRTF and City Staff to work toward the creation of an Appeals Board. In response to Councilmember Cisneros, he responded that he attended 15 of the 16 Code Review Meetings. He stated that he felt that the CRTF and City Staff could successfully negotiate the creation of an Appeals Board. Councilmember Cisneros asked Mr. Ives if he would serve on an Appeals Board if asked. He responded that he would serve if asked.

**Cosima Colvin** spoke in support of strengthening the City Code and the creation of an Appeals Board. Councilmember Cisneros acknowledged key issues addressed in a letter submitted by Ms. Colvin and requested that it be entered into the record of the meeting. She asked Ms. Colvin if she would serve on an Appeals Board if asked. Ms. Colvin responded that she would.

**Robin Locke** spoke in support of strengthened codes and the creation of an Appeals Board. She stated that the CRTF was fairly unified in its request for an Appeals Board and requested that said item not to be forwarded to Council for consideration until all components were in place.

Councilmember Cisneros asked Ms. Locke if she would serve on an Appeals Board if asked. Ms. Locke responded that she would.

Councilmember Medina thanked the CRTF Members for their commitment and asked of the number of Appeals Boards within City of San Antonio. Martha Sepeda responded that there were approximately 75 Appeals Boards within COSA. T.C. Broadnax spoke to staff recommendation in opposition to an Appeals Board and cited a Review and Advisory Board as an alternative.

Councilmember Cisneros acknowledged a letter from the Shearer Hills/Ridgeview Neighborhood Association in support of the creation of an Appeals Board and requested inclusion into the record.

Councilmember Cisneros moved that staff work with the Citizens Review Task Force (CRTF) toward the process of including an Appeals Board in the Property Maintenance Code Revisions. Councilmember Medina seconded the motion. Motion carried unanimously.

#### **7. Briefing and Possible Action on the Head Start Program**

Cindy Schoenmakers, Interim Director, Community Initiatives; Peter Zaroni, Assistant City Manager

Cindy Schoenmakers reported that Health and Human Services (HHS) approved the Quality Improvement Plan submitted on December 17, 2010 and extended the timeline for implementation to October 17, 2011. She stated that the Quality Improvement Plan was revised to correspond with an implementation date of October 31, 2011. She requested approval of the following items:

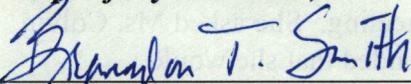
- ✚ 2011-2012 ERSEA Selection Criteria Point Matrix and Policy Council Reimbursement for Reasonable Expenses Policy
- ✚ Revised Policy Council Reimbursement for Reasonable Expenses Policy

Councilmember Cisneros moved to approve said item as recommended by staff. Councilmember Medina seconded the motion. Motion carried unanimously by those present.

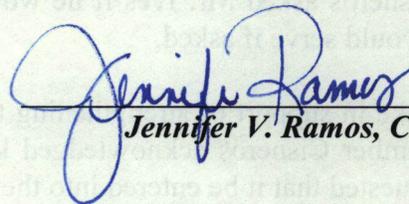
#### **8. Adjournment**

There being no further discussion, the meeting was adjourned at 12.39 p.m.

*Respectfully Submitted,*



**Brandon T. Smith**  
**Office of the City Clerk**



**Jennifer V. Ramos, Chairperson**